074.0	0006	0001.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	810,000 /	810,000
					USE VALUE:	810,000 /	810,000
					ASSESSED:	810,000 /	810,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
87		COLLEGE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BABOVICH SIARHEI & ELENA
Owner 2:	
Owner 3:	
Street 1:	87 COLLEGE AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	TILLEMAN MICHAEL M/TAMARA R -
Owner 2:	-
Street 1:	87 COLLEGE AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .235 Sq. Ft. of land mainly classified as One Family with a Raised Ranch Building built about 1968, having primarily Shakes Exterior and 1997 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10246.000	351,700		458,300	810,000
Total Card	0.235	351,700		458,300	810,000
Total Parcel	0.235	351,700		458,300	810,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 405.65 | /Parcel: 405.65

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

47032

GIS Ref

GIS Ref

Insp Date

11/06/18

!6227!

PREVIOUS ASSESSMENT

Parcel ID 074.0-0006-0001.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	351,700	0	10,246.	458,300	810,000		Year end	12/23/2021
2021	101	FV	351,700	0	10,246.	458,300	810,000		Year End Roll	12/10/2020
2020	101	FV	351,600	0	10,246.	458,200	809,800	809,800	Year End Roll	12/18/2019
2019	101	FV	300,900	0	10,246.	464,800	765,700	765,700	Year End Roll	1/3/2019
2018	101	FV	300,900	0	10,246.	347,000	647,900	647,900	Year End Roll	12/20/2017
2017	101	FV	300,900	0	10,246.	314,200	615,100	615,100	Year End Roll	1/3/2017
2016	101	FV	300,900	0	10,246.	301,100	602,000	602,000	Year End	1/4/2016
2015	101	FV	275,300	0	10,246.	255,300	530,600	530,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	03:32:21

LAST REV

Date	Time
07/23/19	15:32:43
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6227

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TILLEMAN MICHAE	55764-409		11/5/2010		515,000	No	No		
FRATER JONI L	45786-589		8/3/2005		545,004	No	No		
KRAFIAN ARA --E	30807-449		10/28/1999		327,500	No	No		
KRAFIAN ARA	24414-478		3/28/1994		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/30/2014	409	Redo Kit	10,000					
4/11/2014	345	Demoliti	2,000					
9/13/2012	1157	Manual	6,000	C				
1/5/2000	9	Heat App						PELLET STOVE
5/31/1995	316		2,500					NEW WDK

ACTIVITY INFORMATION

Date	Result	By	Name
11/6/2018	MEAS&NOTICE	BS	Barbara S
6/16/2014	Info Fm Prmt	PC	PHIL C
4/11/2014	Info Fm Prmt	PC	PHIL C
4/11/2013	Info Fm Prmt	EMK	Ellen K
4/2/2009	Missed Appt.	163	PATRIOT
1/5/2009	Measured	372	PATRIOT
12/7/2005	MLS	MM	Mary M
6/19/2000	MLS		
11/5/1999	Mailer Sent		

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	47032
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10246		Sq. Ft.	Site		0	70.	0.64	5			Topo	-10					458,252						458,300	

Total AC/HA:	0.23522	Total SF/SM:	10246	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	458,252	Spl Credit		Total:	458,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	18 - Raised Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	17 - Shakes		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	NATURAL		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1968	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	1.03020000
Adj $ / SQ:	132.123
Other Features:	107201
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	432071
Depreciation:	80365
Depreciated Total:	351706

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	4	
Totals			
1	10	4	

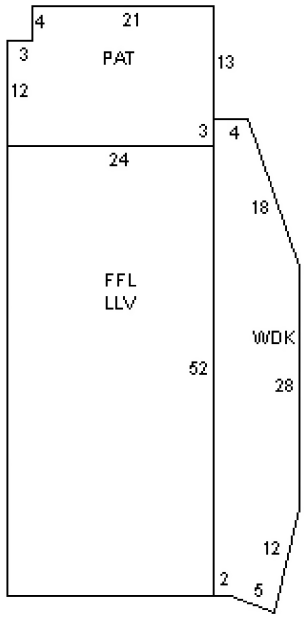
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	145.34
Special Features:	0	Val/Su Net:	104.67
Final Total:	351700	Val/Su SzAd	281.81

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,248	132.120	164,890
LLV	Lower Level	1,248	92.450	115,382
WDK	Deck	492	8.280	4,071
PAT	Patio	372	3.360	1,249

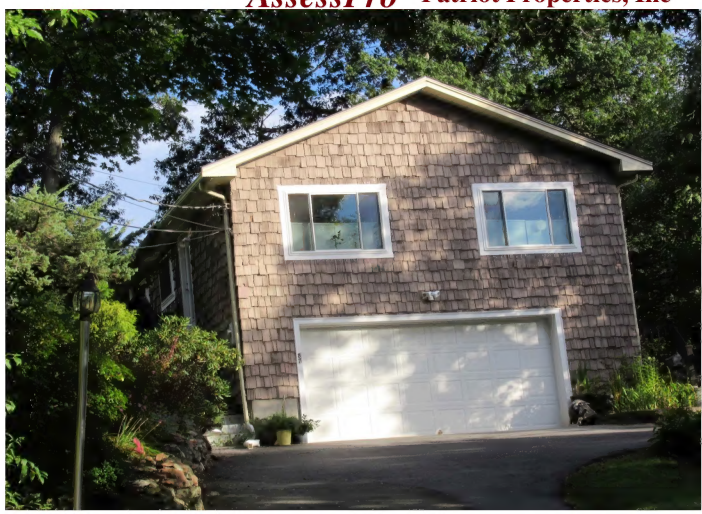
Net Sketched Area:	3,360			Total:	285,592
Size Ad	1248	Gross Area	3360	FinArea	1997

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	60	G	

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 074.0-0006-0001.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	